

**BASE BID ITEM:**

Scope of Work: Provide for and furnish all labor, superintendence, materials, equipment, insurance, temporary protection, and other items designated under the provisions of this contract to Renovate Joliet Community Based Outpatient Clinic (CBOC). Phase II construction shall include, but may not be limited to, the following major work areas: Physical Medicine & Rehabilitation (PM&R) shall relocate to the 1<sup>st</sup> floor with minimal renovation as per drawings; Primary Care shall be extended into the Phase II area as per drawings; Eye Clinic, Radiology, Respiratory Therapy, Podiatry, Audiology and other associated support spaces shall have new and fully renovated space as per the drawings and specifications. Work will also include, but is not limited to: removal of interior walls and systems, construction of new interiors, new data and phone systems, new emergency power systems, testing and balancing and commissioning of HVAC. Phase II Construction shall comply with the attached specifications and drawings and where conflicts or questions arise, the contractor shall formally submit a Request for Information. As the VA understands, there is NO lead or asbestos containing materials currently in the VA owned space.

The current Joliet CBOC VA owned property but is still "connected" and adjacent to property still owned and maintained by the Silver Cross Hospital (SCH). There will be work in this package that may require contractors to perform work within the SCH property. At no time shall any contractor go onto SCH property without prior approval. It will be the contractor's responsibility, once permission is given, to ensure that at the completion of the project, no VA utilities or sub-systems traverse into SCH property.

The base work is to be completed within **270** calendar days after receipt of a Notice to Proceed.

Lump Sum \$\_\_\_\_\_

**ALTERNATE BID ITEM 01:**

Alternate Bid Item 01 will include all work contemplated in Base Bid, excluding the following work:

Delete the relocation of the 1000MW generator trailer and all associated work from the scope of the project. This deductive alternate includes deleting the following items from the scope of work:

1. The electrical conduit and wiring shown on ES-100
2. The new generator pad and duct bank shown on ES-100
3. The relocation of the existing generator shown on ES-100
4. The removal of transformer in Emergency Switchboard "E" shown on ED-110
5. The new pull box in Emergency Switchboard "E" shown on EP-110B

6. The rigid conduit and wiring inside the building between the generator and Switchboard "E"
7. Testing of the generator system
8. Commissioning of the new generator
9. Providing new wiring for the Automatic Transfer Switches
10. Providing new electrical connections in the trailer.  
This deductive alternate also includes the addition of the emergency wall packs shown on sheet EL-111B
11. Remove Generator pad, and associated civil work, shown on drawings 1 & 2, sheet CS101.

The total completion time for this Alternate Bid Item 01 will be reduced by thirty (30) calendar days based on submitted schedule. All work under **Alternate Bid Item 01** is to be completed within **240** calendar days after receipt of a Notice to Proceed.

Lump Sum \$ \_\_\_\_\_

**Deductive Alternate Bid Item No. 2:** All work contemplated in Base Bid, excluding the work specified in Deductive Alternate Bid Item No. 1 and the following work:

Delete the construction of the cast-in-place concrete Mobile Imaging pad and all associated work from the scope of the project. This deductive alternate includes deleting the following items from the scope of work;

1. Remove installation of cast-in-place mobile pad, new curbs, walks, grading, asphalt, striping, and light pole relocation shown on drawing 1 & 2 on sheet CS101.
2. Remove mobile imaging power and data port as indicated on Electrical and Technology drawings

The total completion time for this project will be reduced by **210** days based on submitted schedule.

Lump Sum \$ \_\_\_\_\_

**Notice to Bidders:**

**Bidders shall provide a Total Lump Sum Bid for the Base Bid Item and Alternate Bid Item 01; NOT just the deductive dollar amount. In the event that all of the bids exceed available funding for the Base Bid, a single award will be made exclusively on Alternate Bid Item 01. In the event that all of the bids exceed available funding for the Base Bid, and Alternate Bid Item 01, a single award will be made exclusively on Alternate Bid Item 02.**

**The location of the Joliet CBOC is VA owned property but is adjacent to property still owned and maintained by the Silver Cross Hospital. The Phase II construction area is adjacent to "Phase I, Bid Package B" work that was recently completed under a separate contract. The majority of the First Floor Phase II Construction area is presently unoccupied, but adjacent to the recently constructed and occupied Phase I Construction area. Limited Phase II First Floor and Basement Construction areas are presently occupied and will require limited phasing and coordination with the Owner. All life safety and fire systems are to remain operable for the entire period of construction. All existing spaces identified in Phase II are to be refurbished to like new condition with matching finishes.**

The Illinois Administrative Code, 130.2075 allows construction contractors to be exempt from Retailers Occupation Tax and Use Tax within the State of Illinois when the materials are for incorporation into real estate owned by Governmental bodies. For the purposes of this authority, A Construction Contractor is defined as a General Contractor or a Subcontractor 86 Ill.Adm.Code 130.1940(a)(1). Materials, are defined as all of the tangible personal property, including fixtures, which enter into a structure or otherwise become incorporated into real estate 86 Ill.Adm.Code 130.1940(a)(5), but do not include tools, fuel, lumber for forms, and other end use or consumption items which are not incorporated into the real property 86 Ill. Adm.Code 130.2075(d)(3)

Prospective offerors are notified that under 86 Ill. Adm.Code 130.2075, the purchase of applicable materials within the State of Illinois to be incorporated into the real property of the Joliet Community Based Out-patient Clinic, 1201 Eagle Street, Joliet, Illinois, 60432, may be exempt from Illinois Retailers' Occupation Tax and Use Tax. VA will furnish a Certificate to the successful awardee under this solicitation that contains appropriate information that will allow the awardee to take advantage of this tax exemption within the State of Illinois for the project identified in this solicitation. Prime contractors may furnish the certificate to its subcontractors for use on this project. All bids received in response to this solicitation are presumed to reflect any tax benefit that may be realized upon receipt of this certificate.